

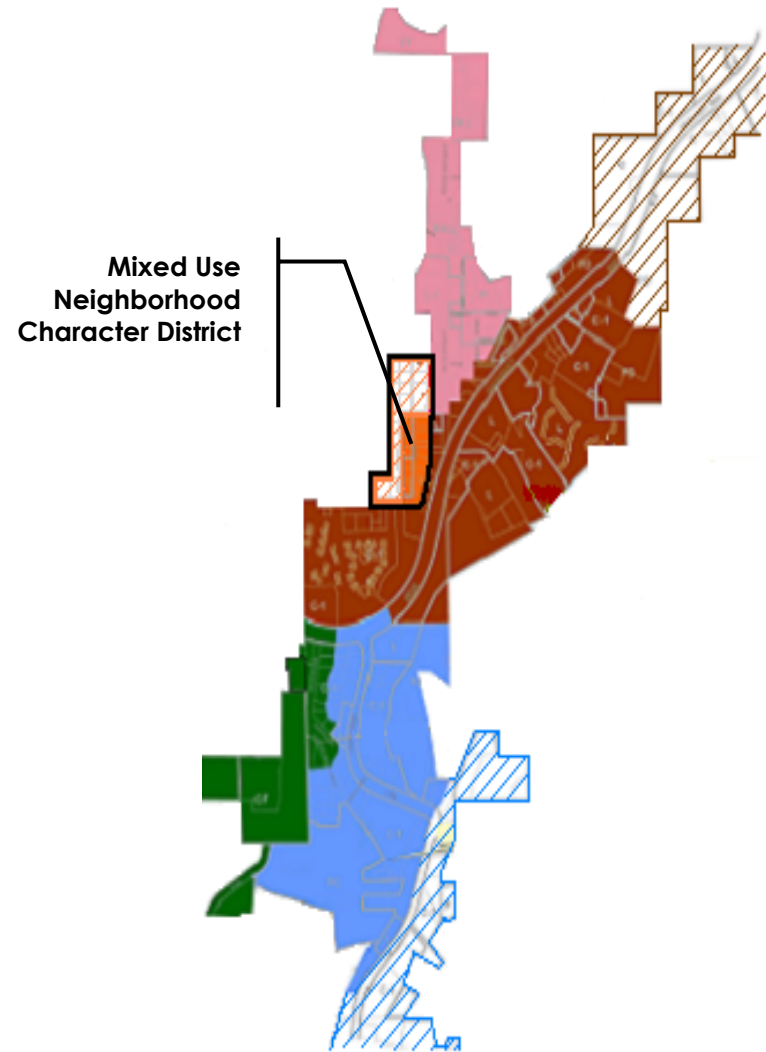
# Chapter 5: Mixed Use Neighborhood Character District

## 5.1 Introduction

The Mixed Use Neighborhood character district acts as a transition or “bridge” between the State Route 89A District's commercial area to the east and south and the newer residential areas to the west and north. The area is characterized primarily by small, one-story bungalow-style and ranch homes and low red rock retaining walls. Some of the residences located within this district are historic with construction dating from the 1940's to the 1960's. Existing residential structures should be retained in this area and incorporated into any new development or redevelopment. Narrow residential streets lined with mature evergreen and deciduous trees also help to define this district.

### Character-Defining Features

- Small, One-Story Structures
- Small Lot Neighborhood Development
- Bungalow- and Ranch-style Construction
- Board and Batten
- Red Rock and Shingle Siding
- Mature Tree-lined Streets
- Low Rock Retaining Walls
- Modest Signage, if any



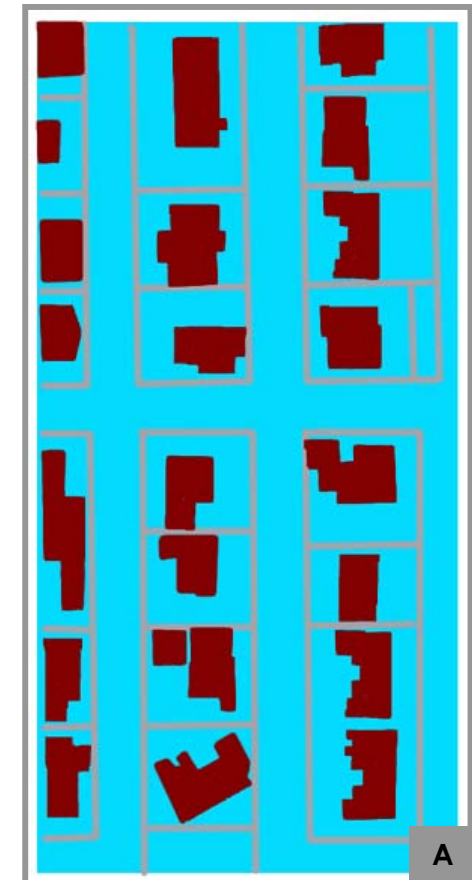
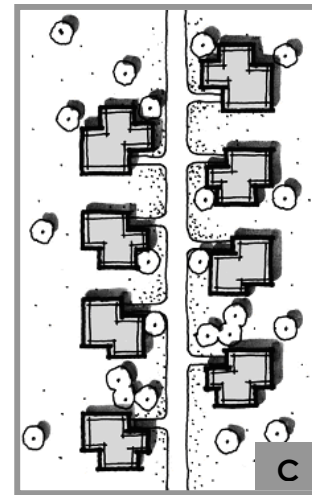
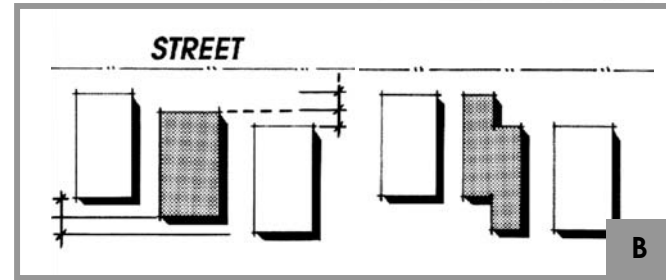
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## 5.2 Site Design

The Mixed Use Neighborhood district contains primarily small lots with detached structures that often have dual street frontage to the front and rear. The traditional placement of the houses appears organic in orientation and setbacks **(A)**. New development and infill should maintain the organic and residential scale and stand-alone configurations, *and* avoiding any 'strip'-like configurations occupying multiple lots.

### 5.2.1 Building Orientation

- Where dual fronting lots exist, structures should relate to both sides of the streets. On corner lots, where three frontages may occur, structures should also strive to relate to all three sides.
- The setback from the primary streets and sidewalk areas for new buildings should be consistent with the average setback of existing adjacent buildings. **(B)**
- Primary entrances should be located consistent with the predominant pattern of existing development. **(B)**
- Distances between structures should vary for side yards, resulting in different types of yards and patio spaces. **(C)**
- Setbacks should include native plant materials and rocks in the design.



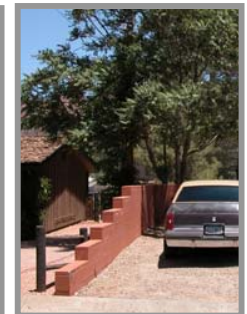
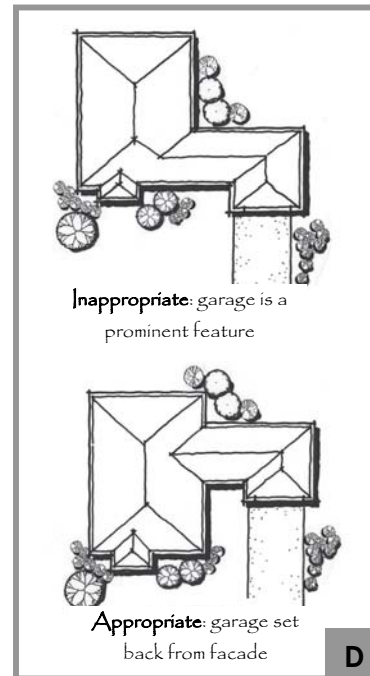
Existing Pattern of Mixed Use  
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- The use of low red rock retaining walls to provide for grade transitions on the site should be encouraged.
- Buffer commercial uses from residential uses as much as possible. Building orientation, landscaping, setbacks, and low walls or fences should be used to provide adequate separation.
- Preserving existing topography is strongly encouraged to minimize visual impacts, disruptions in natural drainage flows, and to preserve natural/existing vegetation.

## 5.2.2 Parking

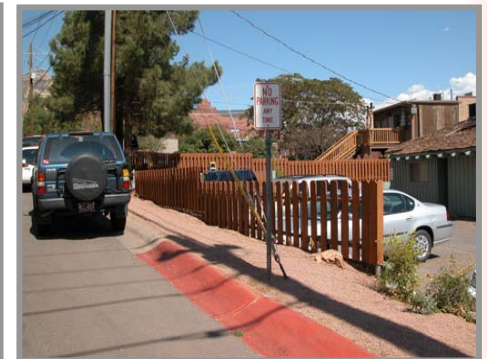
- Parking should be located as follows:
  - *Non-residential Properties* – at the rear or side of buildings. With adequate landscaping and buffering, front yard setbacks may be used for parking.
  - *Single-family Residential Properties* – at the side of buildings in detached or attached garages that are setback behind the primary facade. **(D)**
- The number of access driveways to non-residential sites in this district should be minimized and located as far as possible from street intersections.





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- Parking areas for non-residential properties should be landscaped to screen the visual impact of parked vehicles from the public right-of-way. Screening should consist of plantings or low rock walls at the setback line.
- Parking lots should be broken up into smaller parking modules separated by landscaping.
- Adjacent parking lots should be interconnected when possible.
- Recommended parking lot surface materials shall not detract from the surroundings and may be of natural rock/gravel, decomposed granite, exposed aggregate, or decorative pavers.



## 5.2.3 Screening

- Refuse storage, utilities, and other equipment should be located as far as possible from adjacent residential uses and out of view from the public and/or screened to the degree possible.
- Screening devices must be compatible with the architecture, materials, and colors of the building(s), as well as surrounding properties.



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## 5.3 Architecture

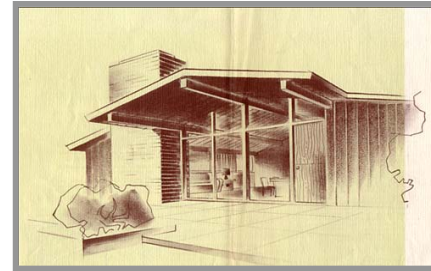
The architecture of the Mixed Use Neighborhood character district is generally small one-story bungalow or ranch style construction. Residential in scale, structures are built with red rock, shingle siding, cinderblock and board and batten materials.

### 5.3.1 Architectural Styles

- Buildings should draw upon existing residential architecture, including influences of Eichler homes (i.e. contemporary post and beam ranch style homes), as well as influences of Ranch, and other “Western” styles.
- Sharp contrasts between architectural styles on adjacent parcels should be avoided.
- Elements characteristic of residential architecture, such as overhanging eaves, double-hung windows, rock chimneys, front porches, etc. are encouraged.
- One-story structures are encouraged.

### 5.3.2 Building Materials

- New construction and renovations should incorporate one or more of the following materials in the architectural design as the primary materials, as architectural elements, or in the landscaping.
  - Red rock
  - Board and batten
  - Shingle siding



*Sketch of typical Eichler home*

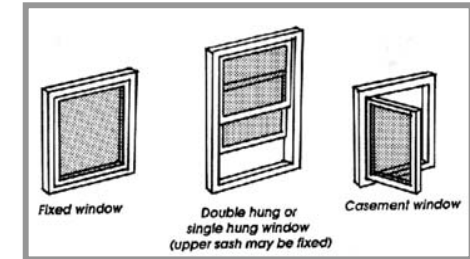


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- Other building materials preferred for the district include:
  - If stucco is used, it should be limited and only used to complement the predominant architectural styles of the Character District.
  - Wood siding
  - Brick
  - Heavy timber



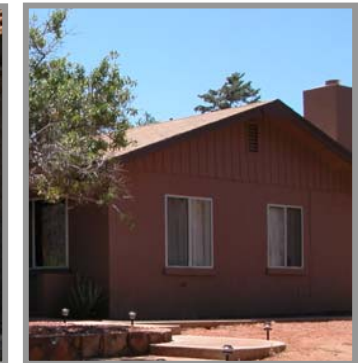
## 5.3.3 Roofs

- Buildings with gable and shed roofs are encouraged in this district.
- Roofs in this district should have pitches consistent with architectural style in the district.
- Roof materials should be consistent with the architectural style of the building.



## 5.3.4 Windows, Doors and Storefronts

- Windows and doors should be appropriate to the building style and function. Original types and sizes of windows should be maintained.
- Window styles should be consistent with existing residential window designs such as fixed, casement, and double hung.
- When used, sky lights should minimize nighttime pollution and should not be visible from the public right-of-way.
- Doors should be substantial and well detailed. They should match the materials, design, and character of the window framing.
- Doors with natural wood frames are preferred.



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## 5.3.5 Architectural Details

Architectural details and features are important to create visual interest and break up the mass of structures in the district.

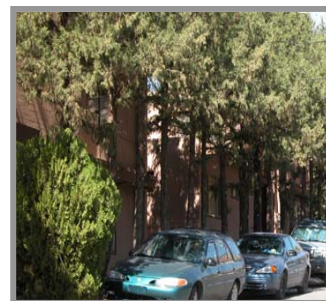
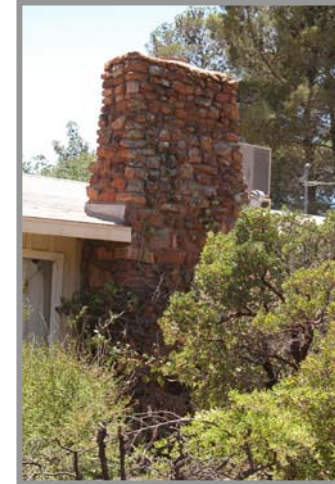
- The following architectural details are strongly encouraged:
  - Overhanging eaves
  - Rock chimneys
  - Front porches
- On two-story structures, if approved, second story balconies are encouraged to add both horizontal and vertical differentiation to the façade.
- Additional details that take advantage of natural rock are also encouraged, such as steps, fireplaces and low walls.

## 5.4 Landscaping & Amenities

In the Mixed Use Neighborhood district, new landscaping should reflect the current residential character and style. Small planter beds, low red rock retaining walls, and natural plant life and boulders are a common vernacular.

### 5.4.1 Landscaping

- Dense plantings of native and drought-tolerant shrubs, flowers, and other landscaping materials in front yard setbacks is encouraged.
- In-the-ground landscaping should comprise the majority of the landscaping. However, raised planters are acceptable when designed to accentuate the architecture and/or enhance pedestrian areas.



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- To foster a natural and informal look, uneven tree spacing is recommended.
- Local native natural rocks and boulders are encouraged in landscaped areas to add interest and variety and should be grouped in a manner that reflects the natural rock outcroppings in the area.
- Landscaping should be used for screening parking areas, refuse storage, and utilities, as well as for aesthetic purposes.
- Plant materials can also be used to define the territorial edge between public and private spaces.





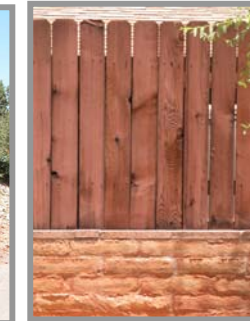
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## 5.4.2 Walls and Fences

- Low fences made of wood or rock are encouraged for screening and separation, to create seating areas, or to enhance landscaping.
- The use of low, red rock retaining walls to provide grade transitions between lots and from street to street is encouraged.
- Wrought iron may be integrated into wall and fence designs if responding to architectural details.
- Walls and fences that are higher than three (3) feet should allow for visibility through upper portion above the three (3) foot level unless used to separate residential from commercial uses.
- Chain link fencing is not allowed.
- Security wire fencing is not allowed.



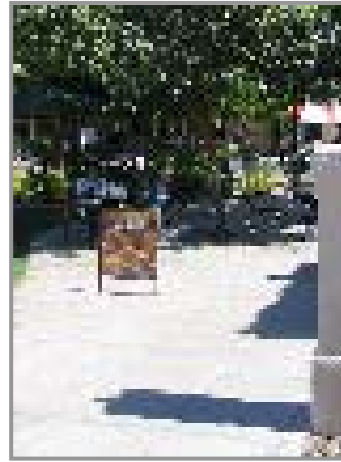
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## 5.4.3 Public Spaces and Amenities

- The provision of intimate pedestrian-oriented spaces is strongly encouraged. The following types should be considered:
  - Small plazas and courtyards
  - Pathways and paseos between buildings and/or to parking areas
  - Gardens
  - Outdoor dining patios
- Trees and informal landscaping should be incorporated into the plaza design.
- The following is strongly encouraged in plazas, courtyards, and paseos:
  - The use of decorative paving
  - Benches and seating
  - Trash and recycling receptacles
  - Umbrellas or simple shade structures
  - Bicycle racks
  - Drinking fountains
- Kiosks, magazine/news racks, ATM machines and public telephones are not considered appropriate in this district,
- The addition of pedestrian amenities in plazas, courtyards, gardens, and paseos is strongly encouraged.
- The size and design of site amenities and furniture should be compatible with the architectural style of the building to which they relate.





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- Interpretive signage and art may be incorporated as an integral part of the design of pedestrian spaces.
- Murals are not allowed.

## 5.5 Commercial Signs

Signs in this district should be low-key and should incorporate natural materials. Signs may be located in landscaped setbacks and/or on the building facades non-residential structures or historically significant buildings.

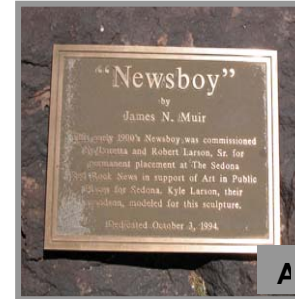
### 5.5.1 Sign Materials

- Carved wood, metal, and red rock are preferred sign materials and may also be used as a base for signs.
- Landscaping should be integrated into the base of monument and freestanding signs.
- In general, lighting of signs in this district is discouraged. If lighting is used, it shall be external, shielded, and down directed.

### 5.5.2 Appropriate Sign Types

The following sign types are preferred in the Mixed Use Neighborhood character district.

- Small **Wall Signs** may be located where façade features or details suggest a location, size, or shape for the sign. **(A)**
- Low-scale, small **Monument Signs** or **Freestanding Signs** with pedestrian-oriented



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details may be appropriate in landscaped setback areas. **(B)**

- Internally illuminated signs are not allowed in any non-commercial and non-office professional zoned properties within this character district.
- Murals shall not be allowed.